



ONE-CHANCE SEALED BID SALE



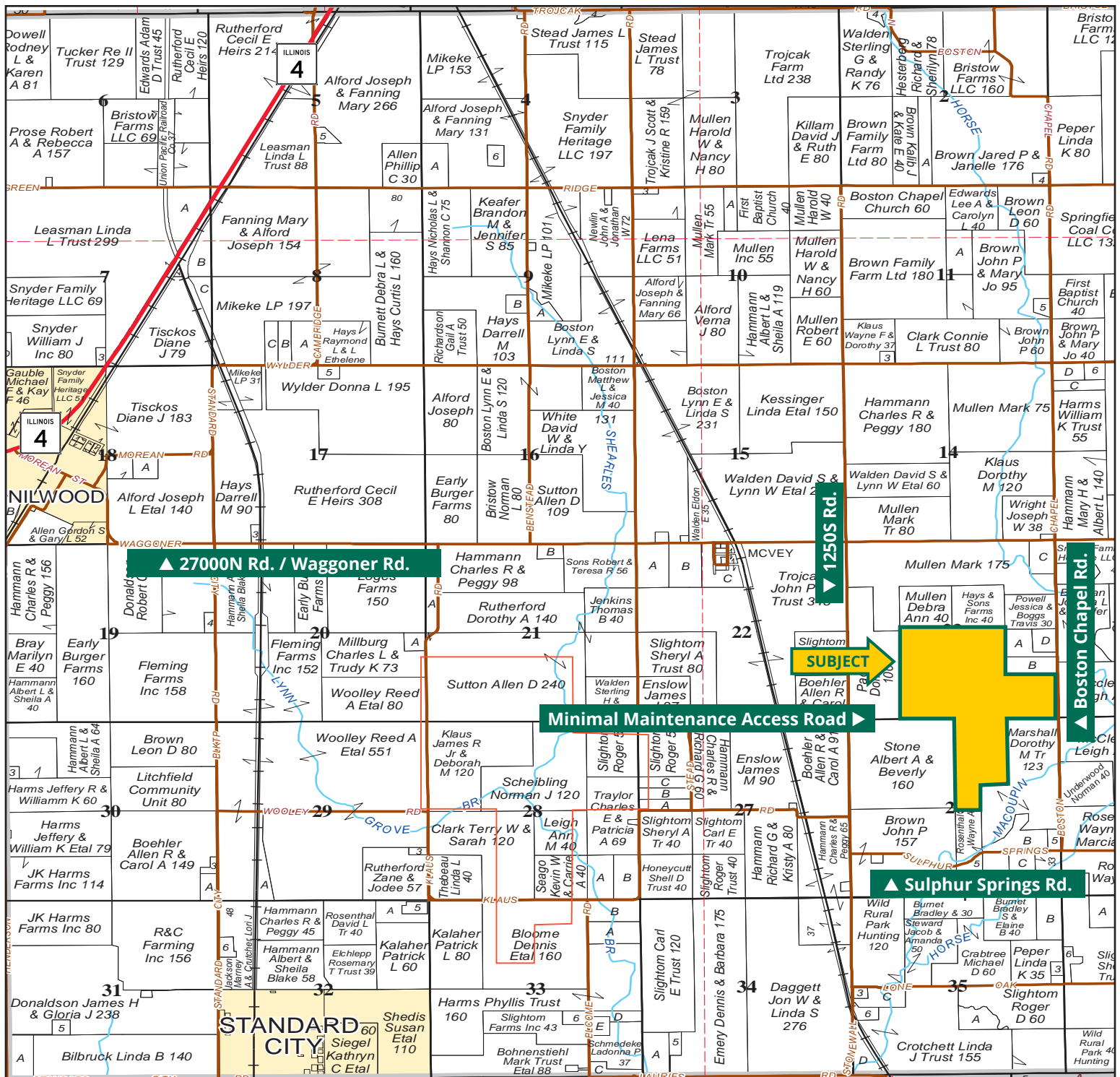
**Linda K. Libbra Revocable Trust
& Peter E. Libbra**



SPENCER SMITH, AFM, ALC
*Licensed Broker in IL & IN /
Licensed Salesperson in IA*
309.826.7736
SpencerS@Hertz.ag

Bid Deadline:
Thursday, July 10, 2025
12:00 Noon, CDT

270.00 Acres, m/I
Single Parcel
Macoupin County, IL

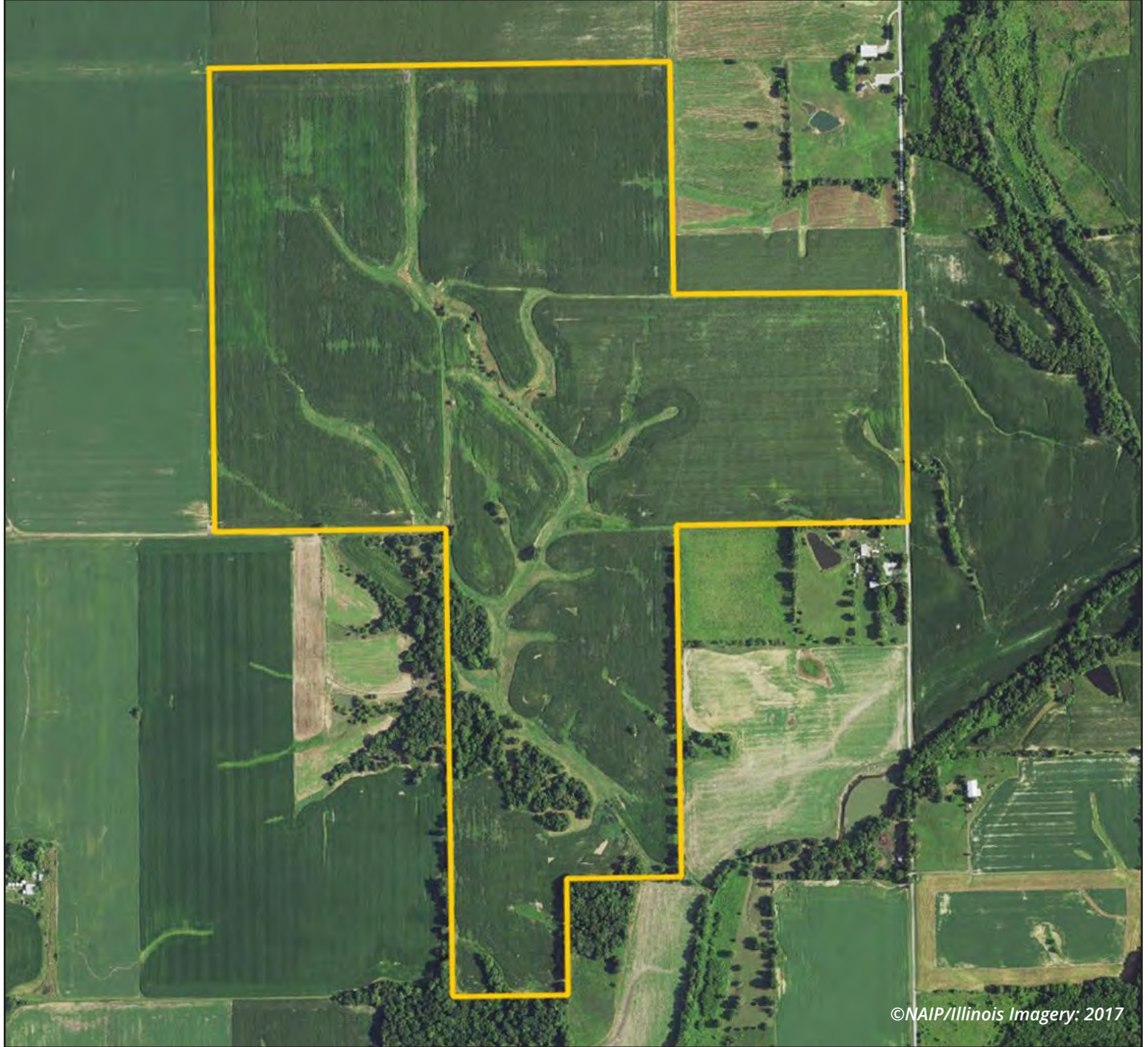


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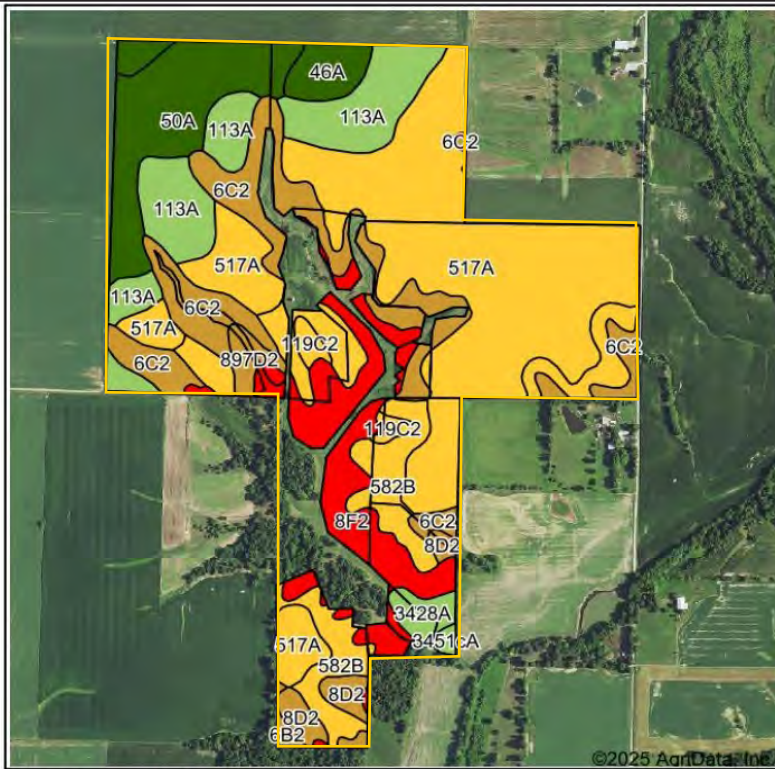
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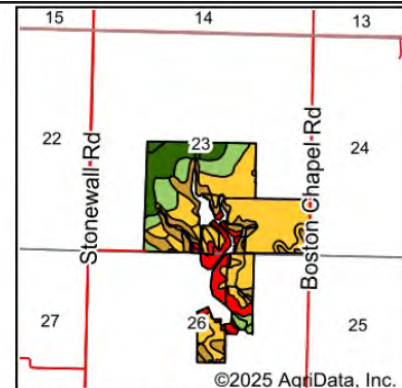
FSA/Eff. Crop Acres: 246.13 | Soil Productivity: 103.20 PI



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Macoupin**
 Location: **23-11N-6W**
 Township: **Nilwood**
 Acres: **246.13**
 Date: **5/22/2025**



Maps Provided By:

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Area Symbol: IL117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
517A	Marine silt loam, 0 to 2 percent slopes	85.54	34.8%		104
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	33.06	13.4%		**87
113A	Oconee silt loam, 0 to 2 percent slopes	28.52	11.6%		119
**582B	Homen silt loam, 2 to 5 percent slopes	28.48	11.6%		**108
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	25.62	10.4%		**63
**50A	Virden silty clay loam, 0 to 2 percent slopes	22.67	9.2%		**138
46A	Herrick silt loam, 0 to 2 percent slopes	6.94	2.8%		133
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	5.36	2.2%		**82
**3428A	Coffeen silt loam, 0 to 2 percent slopes, frequently flooded	3.24	1.3%		**119
**897D2	Bunkum-Atlas silt loams, 10 to 18 percent slopes, eroded	2.71	1.1%		**88
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	2.46	1.0%		**104
**6B2	Fishhook silt loam, 2 to 5 percent slopes, eroded	0.79	0.3%		**90
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.74	0.3%		**126
Weighted Average					103.2

Location

From Nilwood: Go east on 27000N / Waggoner Rd. for 4½ miles and then south on Boston Chapel Rd. for 0.9 miles. Property is located on the west side of the road.

Simple Legal

The E½ of the SW¼, W½ of the SE¼, and the SE¼ of the SE¼ in Section 23 and the W½ of the NE¼ in Section 26, all in Township 11 North, Range 6 West of the 4th P.M., Macoupin Co., IL. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$7,243.58
Taxable Acres: 270.00
Tax per Net Taxable Acre: \$26.83

Lease Status

Leased through the 2025 crop year. Buyer will receive a credit for existing lease at closing. Contact agent for details.

FSA Data

Farm Number 8775
Tracts: 45269, 45270, 45335, 45336, 45337
FSA/Eff. Crop Acres: 246.13
Corn Base Acres: 146.90
Corn PLC Yield: 133 Bu.
Bean Base Acres: 59.40
Bean PLC Yield: 41 Bu.
Wheat Base Acres: 10.80
Wheat PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Marine, Fishhook, Oconee, and Homen. Productivity Index (PI) on the FSA/Eff. crop acres is 103.20. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently sloping.

Drainage

Natural.

Buildings/Improvements

There is an inoperable grain bin located near the center of the property.

Water & Well Information

None.

Property Access

Property can be accessed on the east side via Boston Chapel Rd. Access is also available on the west side via 1250S Rd. Contact agent for details.

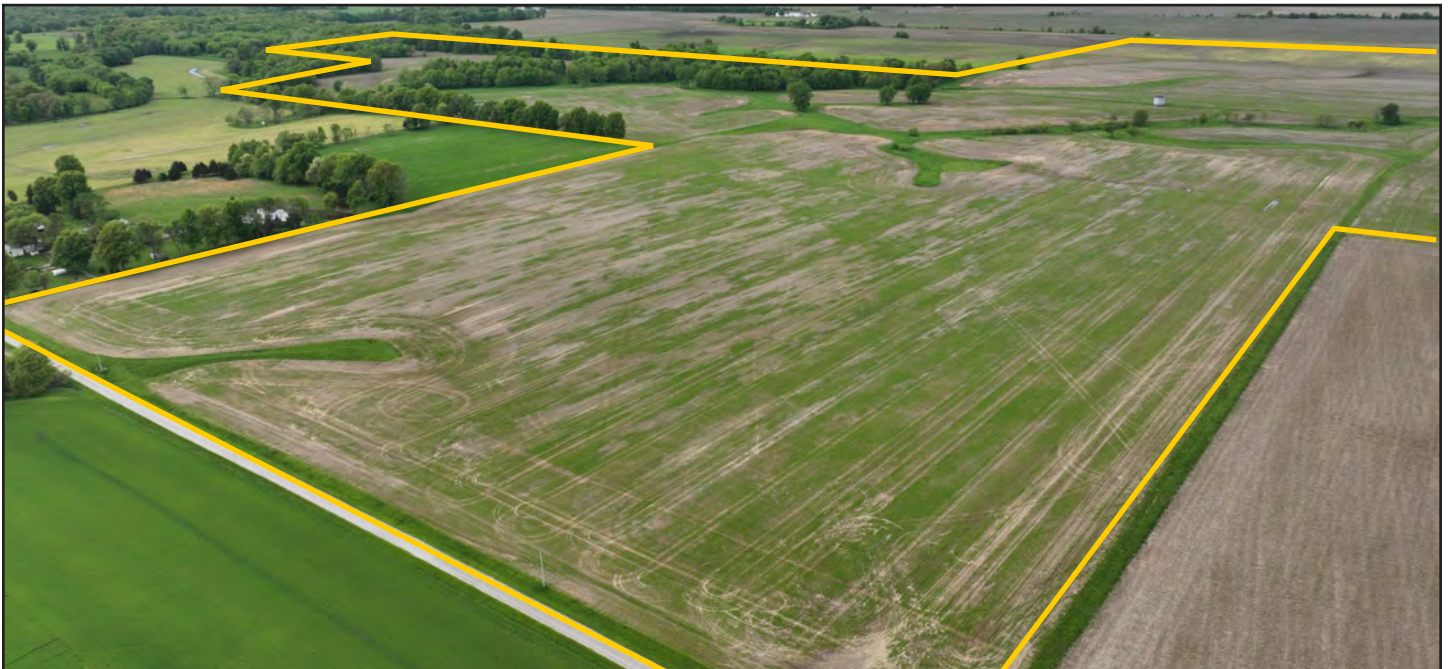


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

South looking North



Northeast looking Southwest



Southeast Corner looking Northwest



Northeast Corner looking Southwest



Bid Deadline: Thurs., July 10, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Spencer Smith, AFM, ALC
P.O. Box 467
Monticello, IL 61856

Seller

Linda K. Libbra Revocable Trust &
Peter E. Libbra

Agency

Hertz Real Estate Services and their
representatives are Agents of the
Seller.

Attorney

Matthew J. Cate
Barber, Segatto, Hoffee, Wilke &
Cate LLP

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Spencer Smith, AFM, ALC at 217-762-9881.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Monticello, IL Hertz office, on or before Thursday, July 10, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 3:00 p.m., CDT on Friday, July 11, 2025, and all bidders will be notified shortly thereafter.

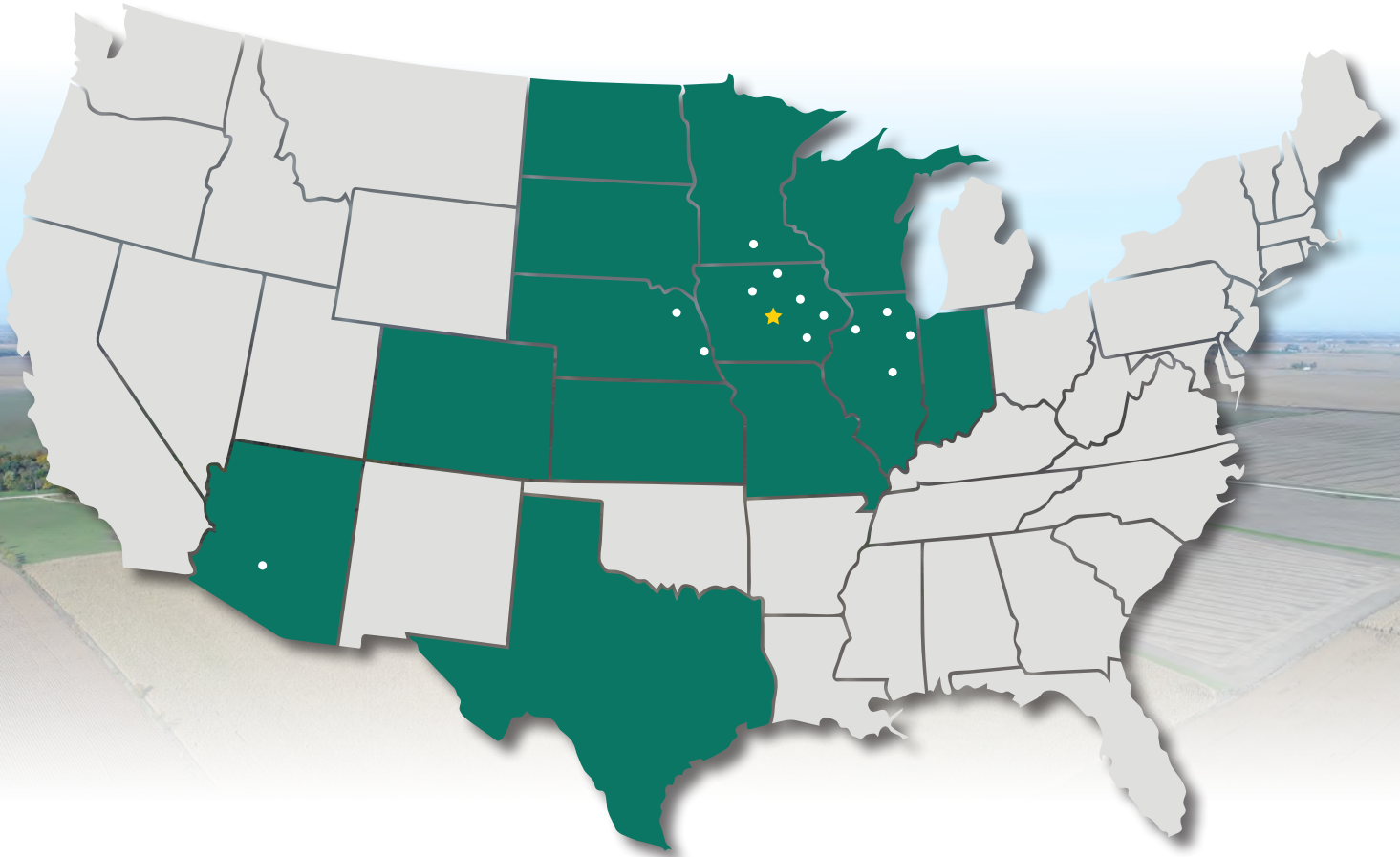
Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before August 1, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires February 28, 2026. At closing, Buyer will receive a credit for existing lease payment. Contact agent for details. Taxes will be prorated to closing.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Professional Buyer Representation
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